

COMMUNITY MEETING REPORT
Petitioner: J.S. & Associates, Inc.
Rezoning Petition No. 2020-102

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Department pursuant to the provisions of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on August 28, 2020. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held via Zoom meeting on Thursday, September 10, 2020 at 6:30 p.m.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The following persons attended the Community Meeting: Council Member Renee Johnson, Charles Rodden, Robert Wright, Amy Rickers, and Miss Howard. The Petitioner's representatives at the Community Meeting were: James Scruggs and Dennis Rorie with J.S. & Associates, Inc.; Austin Coleman with Bloc Design; Robbie Harvey with BuenoBox Architecture; and Ty Shaffer with Robinson Bradshaw & Hinson.

SUMMARY OF ISSUES DISCUSSED:

The slides attached as Exhibit C were presented at the meeting. Copies of those slides will be made available on request, and also will be posted to the Planning Department's website on the page for this Petition.

Ty Shaffer welcomed everyone to the Community Meeting and introduced the Petitioner's representatives. Mr. Shaffer then provided the current schedule of events relating to this Rezoning Petition:

- Public Hearing—October 19, 2020
- Zoning Committee Work Session—November 4, 2020
- City Council Decision—November 16, 2020

He explained that the Public Hearing on October 19 is the opportunity for the public to speak in favor of or against the Petition. Mr. Shaffer noted that he expects these meetings to be conducted virtually, in light of the COVID-19 pandemic. He advised that those wishing to attend should confirm with the City the format of the meetings. Finally, he explained that these are the earliest

dates on which each meeting could occur, and that if any meeting is deferred he will advise the attendees at the e-mail address they provided when requesting meeting attendance instructions.

Mr. Shaffer explained that the rezoning site is 23.369 acres located on Neal Road at its intersection with IBM Drive (the “Site”). The Site consists of a 13.21 acre parcel owned by the Petitioner and located to the south and west within the Site, along with a little over 10 acres of the larger surrounding parcel owned by IBM. The Site is zoned a mixture of R-8MF (CD), R-4 and RE-2.

Mr. Shaffer explained that the 13.21 acre parcel owned by the Petitioner was the subject of Rezoning Petition 2019-108, which was approved by City Council in November 2019. That Petition requested that the Petitioner’s parcel be rezoned to the R-8MF (CD) zoning district to accommodate a residential community containing up to 92 duplex, triplex and townhome units. Mr. Shaffer gave an overview of the approved conditional site plan for Petition 2019-108, and noted that the parcel has limited frontage on Neal Road. Acquiring adjacent property to extend the development to the corner of Neal Road and IBM Drive permits creation of more than one entrance from Neal Road, and also allows the Petitioner to align one of those drives with the entrance to school across Neal Road from the Site.

Mr. Shaffer explained that the current petition, Rezoning Petition 2020-102, seeks to rezone the entire Site to the R-8MF (CD) zoning district to accommodate a residential community containing up to 157 duplex, triplex and single family attached (townhome) dwelling units. In other words, the request is for the same district and the same type of dwelling unit as approved last year for the 13.21 acre parcel. Mr. Shaffer noted that the Petitioner is committing to reserve at least 5% of the units for buyers at or below 110% of AMI, which is a commitment it made in Petition 2019-108.

Austin Coleman introduced himself and Bloc Design, the civil engineers and landscape architects on the project. Mr. Coleman reviewed the site plan. He explained that the 157 proposed units includes a mixture of 18 duplex units, 6 triplex units, and 133 townhomes. Two main public roads will provide internal connectivity, with stubs to the adjoining property for future connections. Units will face internal private streets, and each unit will have two parking space (one in garage; one in driveway). There will be three connections to public right-of-way—two on Neal Road (including one connection point lined up with the school across Neal Road) and one on IBM Drive. Mr. Coleman noted the location of the proposed stormwater facility, which likely will be a wet pond. Finally, Mr. Coleman noted the proposed tree save areas on the Site, and also identified the location of a Duke Power easement (and undevelopable area) adjacent to the Site’s frontage on IBM Drive.

Robbie Harvey of BuenoBox Architecture shared conceptual elevations of a five-unit townhome building to give an example of the design and materials being considered for the site. The units will be three stories, with useable porches on the second and third floors. Garages and entrances on the first floor will all face the same direction. He explained that the intention is to design the units with some variation and unique features, rather than uniform or copied versions. The materials being considered are high-end, and include a lot of windows, railings, Hardie Board in different colors, wood features, and perhaps stone.

The Community Meeting was then devoted to a question, answer and comment session. Set out below is a summary of the responses to the questions as well as the comments and concerns that were expressed at the meeting.

- A neighbor noted that he appreciated the fact that the units are for sale, and also appreciated the design of the units. He noted that he has concerns about runoff onto his property. He asked for clarification about the depiction of tree save and buffers on the southernmost portion of the Site. Mr. Shaffer noted that the area that is not shaded still provides separation, but is just not tree save. Mr. Harvey noted that buffers required by the Ordinance still must be placed on the Site and planted to the Ordinance standard, even if tree save is not proposed to satisfy those requirements in a specific location on the Site.
- The same neighbor noted that he would like to see a fence installed along the boundary between his property and the Site. Mr. Rorie and Mr. Shaffer noted that the Site actually is adjacent to property owned by IBM, and is not adjacent to his property. They agreed to follow up with the neighbor to further discuss this question with him.
- The same neighbor noted that the overhead power line that runs from Neal Road to his home is often downed by tree limbs, and he would like to see it buried from Neal Road to the utility pole. Mr. Rorie said that the Petitioner would get more information about the location of the line and follow up with the neighbor.
- The same neighbor noted that there are a lot of mature trees on the site, many very old. He understands that the development will require many to be lost, but encouraged the Petitioner to look into saving as many as possible. Mr. Coleman reviewed with the neighbor the location of proposed tree save on the Site, and reiterated the Petitioner's interest in saving trees to satisfy the tree save requirement.

There being no other questions, Mr. Shaffer thanked the attendees for participating, and advised that he was happy to answer any questions that arise after the Community Meeting. The meeting was then adjourned.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 11th day of September, 2020.

J.S. & Associates, Inc., Petitioner

cc: Mr. Michael Russell, Charlotte Planning, Design and Development Department (via e-mail)

Exhibit A

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY QUESTIONS. THANK YOU!

2020-102	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2020-102	04705325	MORRIS HOLDINGS LLC			C/O PHILIP SMITH	120 CLEARWATER LN		MOORESVILLE	NC	28115
2020-102	04705362	SMITH	SORCHIA			7202 CYPRESS RIDGE DR		CHARLOTTE	NC	28262
2020-102	04705501	CYPRESS HOA INC				PO BOX 2427		HUNTERSVILLE	NC	28070
2020-102	04706112	HALEY	GAIL			7231 RIDGE LANE RD		CHARLOTTE	NC	28262
2020-102	04706113	THOMAS	OSCAR B	FANCI A	THOMAS	7243 RIDGE LANE RD		CHARLOTTE	NC	28262
2020-102	04706514	CHAPMAN	JOHN C			7250 RIDGE LANE RD		CHARLOTTE	NC	28262
2020-102	04706515	CHAPMAN	JOHN C			7250 RIDGE LANE RD		CHARLOTTE	NC	28262
2020-102	04706516	MCOWEN	AARON ELIAS	RACHEL MARGARET	MCOWEN	7234 RIDGE LANE RD		CHARLOTTE	NC	28262
2020-102	04706518	CUNE	ANDREW T			7214 RIDGE LANE RD		CHARLOTTE	NC	28269
2020-102	04706519	WARREN	ROBERT P			7200 RIDGE LANE RD		CHARLOTTE	NC	28262
2020-102	04706520	FREEMAN	CHRISTINE M			7140 RIDGE LANE RD		CHARLOTTE	NC	28262
2020-102	04706521	BEAN	JAMES	KARINA MERO	MACIAS	7124 RIDGE LANE RD		CHARLOTTE	NC	28262
2020-102	04706537	MILLER	JOHN W	CLAUDIA	MILLER	7230 RIDGE LN RD		CHARLOTTE	NC	28262
2020-102	04706715	VISSER	PHILIP A			21447 COUNTRY CLUB DR		CORNELIUS	NC	28031
2020-102	04706716	FELDER	ADRIAN	TRUST	PHILIP ALBERT VISSER LIVING	7117 RUMPLE RD		CHARLOTTE	NC	28262
2020-102	04706717	HEMINGWAY	LA-TISHA			6015 DELTA CROSSING LN		CHARLOTTE	NC	28212
2020-102	04706718	YACOUB	LILA			7129 RUMPLE RD		CHARLOTTE	NC	28262
2020-102	04706719	HOWARD	LATEIA M			7135 RUMPLE RD		CHARLOTTE	NC	28262
2020-102	04706720	STASZEWSKI	ROBI D			7130 RUMPLE ST		CHARLOTTE	NC	28262
2020-102	04706721	FREEMAN	MESHEA			7124 RUMPLE RD		CHARLOTTE	NC	28262
2020-102	04706722	HOME SFR BORROWER IV LLC			C/O ALTISOURCE ASSET MANAGEMENT CORPORATION	5100 TAMARIND REEF		CHRISTIANSTED	VI	00820
2020-102	04706747	GUTIERREZ	GRACE M	TRUST	GRACE M GUTIERREZ REVOCABLE	13142 HUNTERS SPRING ST		SAN ANTONIO	TX	78230
2020-102	04706748	WILLIAMS	CHEBBY M	CHARLES DWUMFOUR	WILLIAMS	1415 OLDE JUSTIN PL		CHARLOTTE	NC	28204
2020-102	04706749	CRUZ	JOSE E	VILMA R	CARCAMO	1419 OLDE JUSTIN PL		CHARLOTTE	NC	28262
2020-102	04706750	PASHA	KAZAM			42-40 COLDEN ST APT 14E		FLUSHING	NY	11355
2020-102	04706751	SAFARI ONE ASSET COMPANY LLC				5001 PLAZA ON THE LAKE STE 200		AUSTIN	TX	78746
2020-102	04706752	SAFARI TWO ASSET COMPANY LLC				5001 PLAZA ON THE LAKE STE 200		AUSTIN	TX	78746
2020-102	04706753	BOAKYE	FLORENCE	DELA	GERALDO	1414 OLDE JUSTIN PL		CHARLOTTE	NC	28262
2020-102	04706754	GIADO	JOHN A SANCHEZ			1410 OLDE JUSTIN PL		CHARLOTTE	NC	28262
2020-102	04706774	DARGA REAL ESTATE HOLDINGS LLC				6012 BAYFIELD PKWY STE 187		CONCORD	NC	28027
2020-102	04706775	GLENN	ELLIOTT SCOTT			6909 VERNON WOOD LN		CHARLOTTE	NC	28262
2020-102	04706776	LOCKHART	JACQUELYN			6913 VERNON WOOD LN		CHARLOTTE	NC	28262
2020-102	04706777	WHITE	TRENT LAMAR			6917 VERNON WOOD LN		CHARLOTTE	NC	28262
2020-102	04706778	CAULDE	WALTER			2448 BLUE WILLOW LN		ROCKY MOUNT	NC	27804
2020-102	04706779	PROGRESS RESIDENTIAL BORROWER 11 LLC				PO BOX 4090		SCOTTSDALE	AZ	85261
2020-102	04706780	SPRUIELL	JANICE M			6910 VERNON WOOD LN		CHARLOTTE	NC	28262
2020-102	04706781	BAKER	LAWRENCE J SR			6906 VERNON WOOD LN		CHARLOTTE	NC	28262
2020-102	04706811	GARVEY	ALETHA T			7035 DAVIS FOREST LN		CHARLOTTE	NC	28262
2020-102	04706812	ATKINSON	DEROORAH JEAN			7101 DAVIS FOREST LN		CHARLOTTE	NC	28262
2020-102	04706813	ROBERTS	TANIA A			7107 DAVIS FOREST LN		CHARLOTTE	NC	282628
2020-102	04706814	FA HUANG	ROBERT M GUANG			7111 DAVIS FOREST LN		CHARLOTTE	NC	28262
2020-102	04706815	SCHWIMMER	SCOTT			7112 DAVIS FOREST LN		CHARLOTTE	NC	28262
2020-102	04706816	PHILLIPS	GARY KEITH			13200 CAPTAINS WATCH ROAD		CORNELIUS	NC	28031
2020-102	04706817	NESBITT	EDWARD N			7102 DAVIS FOREST LN		CHARLOTTE	NC	28262
2020-102	04706818	WATSON	ANDREA			7036 DAVIS FOREST LN		CHARLOTTE	NC	28262
2020-102	04706829	LAROCHE	ANTHONY			1319 OLD ROBINSON TRAIL		CHARLOTTE	NC	28262
2020-102	04706830	MARX	CHRISTIAN			1119 N. PATTERSON AVE		SANTA BARBARA	CA	93111
2020-102	04706831	MEJIA	ELIO	CARMEN	MEJIA	1327 OLD ROBINSON TR		CHARLOTTE	NC	28262
2020-102	04706832	PRICE	KATILYA			1331 OLD ROBINSON TL		CHARLOTTE	NC	28262
2020-102	04706833	GREENLEAF PROPERTIES II LLC				1085 VISTA DE LA MESA DR		SANTA BARBARA	CA	93110
2020-102	04706834	BLACK	RALPH			1336 OLD ROBINSON TRAIL		CHARLOTTE	NC	28262
2020-102	04706835	LEPE-PENA	JERONIMO			1332 OLD ROBINSON TRAIL		CHARLOTTE	NC	28269
2020-102	04706836	FRIAS	MARTHA	BRANDON	CHALFRANT	2589 W 76TH ST APT 205		HIALEAH	FL	33016
2020-102	04706837	JOSEPH	JOHN JR	KIMBERLY	JOSEPH	3086 PARADE LN		CONCORD	NC	28025
2020-102	04706838	VARELA	RASHAWNA KAWANA	FRANCISCO	VARELA	1318 OLD ROBINSON TL		CHARLOTTE	NC	28262
2020-102	04706841	CRUZ	ELIDA SUYAPA GUEVARA			1420 CLOONEY LN		ATLANTA	GA	28262
2020-102	04706842	BLACKWELL	WILENA M			1414 CLOONEY LN		CHARLOTTE	NC	28262
2020-102	04706843	FLOYD	TAWAUNA			1408 CLOONEY LN		CHARLOTTE	NC	28262
2020-102	04706844	THOMPSON	LATONYA PATRICE			1402 CLOONEY LN		CHARLOTTE	NC	28262
2020-102	04706845	POWELL	VERNON E			1334 CLOONEY LN		CHARLOTTE	NC	28262
2020-102	04706846	HUA	MARTY	ZU LING	TIAN	7790 COTSWOLD CT		CHARLOTTE	NC	28213
2020-102	04706847	REISIG	ADAM	ROCHELLE	REISIG	1333 CLOONEY LN		CHARLOTTE	NC	28262
2020-102	04706848	CERBERUS SFR HOLDINGS II LP				1850 PARKWAY PLACE STE 900	C/O FIRSTKEY HOMES LLC	MARIETTA	GA	30067
2020-102	04706849	NC RE INVESTMENT LLC				PO BOX 91398		SAN DIEGO	CA	92169
2020-102	04706850	WEEKS	TRINA D			1409 CLOONEY LN		CHARLOTTE	NC	28262
2020-102	04706851	DAVANI	ARZAYS	LULIA	SIRAKOVA	9602 NE 11TH ST		VANCONVER	WA	98664
2020-102	04706852	GARCIA	CRUZ			1419 CLOONEY LN		CHARLOTTE	NC	28262
2020-102	04706853	FORD	REGINA			1423 CLOONEY LN		CHARLOTTE	NC	28262
2020-102	04707104	RODDEN	A HERMAN	BARBARA Q	RODDEN	7527 NEAL RD		CHARLOTTE	NC	28269
2020-102	04707105	RODDEN	CHARLES JR			7733 NEAL RD		CHARLOTTE	NC	28262
2020-102	04707106	TURNER	MICHAEL S	TAMMY L	TURNER	7655 NEAL RD		CHARLOTTE	NC	28262
2020-102	04707107	TURNER	LORI G			3359 ROUND CLIFF DR		CHARLOTTE	NC	28215
2020-102	04707108	RODDEN	A H JR	BARBARA Q	RODDEN	7527 NEAL RD		CHARLOTTE	NC	28269
2020-102	04707109	COVHERD	ROBERT CLAYTON JR			7661 NEAL RD		CHARLOTTE	NC	28262
2020-102	04707110	RODDEN	MICHAEL H	RACHEL M	RODDEN	7615 NEAL RD		CHARLOTTE	NC	28262
2020-102	04707111	SWANSON	ERIC D	MARGO R	SWANSON	7667 NEAL RD		CHARLOTTE	NC	28262
2020-102	04707112	SWANSON	ERIC D	MARGO R	SWANSON	7667 NEAL RD		CHARLOTTE	NC	28262
2020-102	04707113	TURNER	CHARLES R	LINDA R	TURNER	7659 NEAL RD		CHARLOTTE	NC	28262
2020-102	04711101	BEL VINQY LLC			C/O EATON VANCE MANAGEMENT	TWO INTERATION PL		BOSTON	MA	02110
2020-102	04711104	FIRST UNION NATIONAL BANK OF NORTH CAROLINA			C/O WACHOVIA BANK	PO BOX 36246		CHARLOTTE	NC	28236
2020-102	04711201	IBM CORPORATION			ATTN: RONNIE THOMAS	10925 DAVID TAYLOR DR		CHARLOTTE	NC	28262
2020-102	04711202	J S & ASSOCIATES INC				5226 ADDISON DR		CHARLOTTE	NC	28211
2020-102	04711203	6800 SOLECTRON OWNER LP			C/O SHORENSTEIN PROPERTIES LLC	850 THIRD AVE 17TH FL		NEW YORK	NY	10022
2020-102	04711204	6800 SOLECTRON OWNER LP			C/O SHORENSTEIN PROPERTIES LLC	850 THIRD AVE 17TH FL		NEW YORK	NY	10022
2020-102	04739108	CHARLOTTE-MECKLENBURG BOARD OF EDUCATION				PO BOX 30035		CHARLOTTE	NC	28230

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US

2020-102	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2020-102		Latoya	Faustin	6351 Park Creek Dr.		Charlotte	NC	28262
2020-102		Robert	McElhaney	6107 Lewis St	7109	Charlotte	NC	28262
2020-102	1971	Gia	Paige	2429 Carmathen Road		Charlotte	NC	28269
2020-102	Avalon at Mallard Creek HOA	Michelle	Wright	2850 Avalon Loop Rd	<Null>	Charlotte	NC	28269
2020-102	Baucom Ridge	Watchna	Horn	2426 Brathay Ct	<Null>	Charlotte	NC	28269
2020-102	DSRCO/ Northeast Coalition of Neighborhoods	Jack W.	Brosch	3502 Marionwood Dr	<Null>	Charlotte	NC	28269
2020-102	Forest Pond Homeowners Association	Mehl	Renner	6105 Spring Flower Ct	<Null>	Charlotte	NC	28262
2020-102	Fox Glen Homeowners Association	Samrina	Jordan	5500 Haybridge Rd	<Null>	Charlotte	NC	28213
2020-102	Harrington Woods	Tim	Stokes	8008 Alba Ct	<Null>	Charlotte	NC	28269
2020-102	Hemby Woods Neighborhood Association	Jacqueline A.	Ross	6821 Rain Creek Wy	<Null>	Charlotte	NC	28262
2020-102	Hubbard Woods	Lelia	Jackson	7516 Hubbard Woods Rd	<Null>	Charlotte	NC	28269
2020-102	Hunters Chase	Harriett	Mendinghall	7510 Hubbard Woods Rd	<Null>	Charlotte	NC	28269
2020-102	Kimberlee Apartments	Bobby	Curtis	5643 Hedgecrest Pl	<Null>	Charlotte	NC	28269
2020-102	Mallard Creek Crossing	Rhonda	Odom	6838 Brachnell View Dr	<Null>	Charlotte	NC	28269
2020-102	Mallard Creek Crossing neighborhood	Teekukumar	Patel	6703 Pine Branch Court		Charlotte	NC	28269
2020-102	O.A.S.I.S. Foundation of NC	Christal	Robinson	2738 Black Walnut Lane	<Null>	Charlotte	NC	28269
2020-102	Silverstone HOA	Angela	Collins-Lewis	7409 Stone Mountain Ct.	<Null>	Charlotte	NC	28262
2020-102	Silverstone HOA	Angela C.	Lewis	7409 Stone Mountain Ct.	<Null>	Charlotte	NC	28262
2020-102	Spring Woods Home Owners Association	Jacque	Nettles	1930 Aberglen Dr	<Null>	Charlotte	NC	28262
2020-102	Sugar Springs	Evan	Washington	7300 Canyon Drive		Charlotte	NC	28262
2020-102	Sugar Springs HOA	Sandra C.	Haynes	925 Doby Springs Dr	<Null>	Charlotte	NC	28262
2020-102	University City YMCA	Paul	Petr	8100 Old Mallard Creek Rd	<Null>	Charlotte	NC	28262

Exhibit B

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting - **Rezoning Petition No. 2020-102** filed by J.S. & Associates, Inc. to request the rezoning of approximately 23.369 acres located along the northwest side of Neal Road, on the southwest side of IBM Drive, west of Highway 85

**Date and Time
of Meeting:** Thursday, September 10, 2020 at 6:30 p.m.

Place of Meeting: **See Below for Information on How to Access the Virtual Community Meeting**

We are assisting J.S. & Associates, Inc. (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of approximately 23.369 acres located along the northwest side of Neal Road, on the southwest side of IBM Drive, west of Highway 85, from the RE-2, R-8 MF (CD) and R-4 zoning districts to the R-8MF (CD) zoning district. The purpose of this rezoning request is to accommodate the development of a residential community on the site that could contain up to 157 duplex, triplex and single-family attached dwelling units.

The Petitioner will hold a virtual Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte Planning, Design & Development Department's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the site.

Accordingly, on behalf of the Petitioner, we invite you to participate in the virtual Community Meeting regarding this Rezoning Petition to be held on Thursday, September 10, 2020 at 6:30 p.m. **Area residents and representatives of area organizations who would like to participate in the virtual Community Meeting must email their personal email addresses to nspeed@robinsonbradshaw.com to receive an electronic invitation and link to the virtual Community Meeting.** If you do not have access to the internet or cannot otherwise participate in the virtual Community Meeting and you would like a hard copy of the presentation mailed to you, please contact Ty Shaffer at the email address or phone number below.

Once you log into the virtual Community Meeting, a presentation regarding the Rezoning Petition will be provided. After the presentation, attendees will have an opportunity to ask questions.

The presentation will also be available on-line for review for a period of at least 10 days after the virtual Community Meeting. The presentation will be posted on the Planning Department's webpage for this Rezoning Petition (Rezoning Petition No. 2020-102), and the link to this webpage is: <https://charlottenc.gov/planning/Rezoning/RezoningPetitions/2020Petitions/Pages/2020-102.aspx>. You can also continue to contact us with questions after the Community Meeting.

Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call Ty Shaffer at (704) 377-8142 or email Ty Shaffer at tshaffer@robinsonbradshaw.com.

Thank you.

Robinson, Bradshaw & Hinson, P.A.

cc: Ms. Renee Johnson, Charlotte City Council District 4 (via email)
Mr. Michael Russell, Charlotte Planning, Design & Development Department (via email)

Date Mailed: August 28, 2020

Exhibit C

Rezoning Petition No. 2020-102

J.S. & Associates, Inc., Petitioner

Community Meeting
September 10, 2020

ROBINSON
BRADSHAW

Charlotte : Research Triangle : Rock Hill
robinsonbradshaw.com

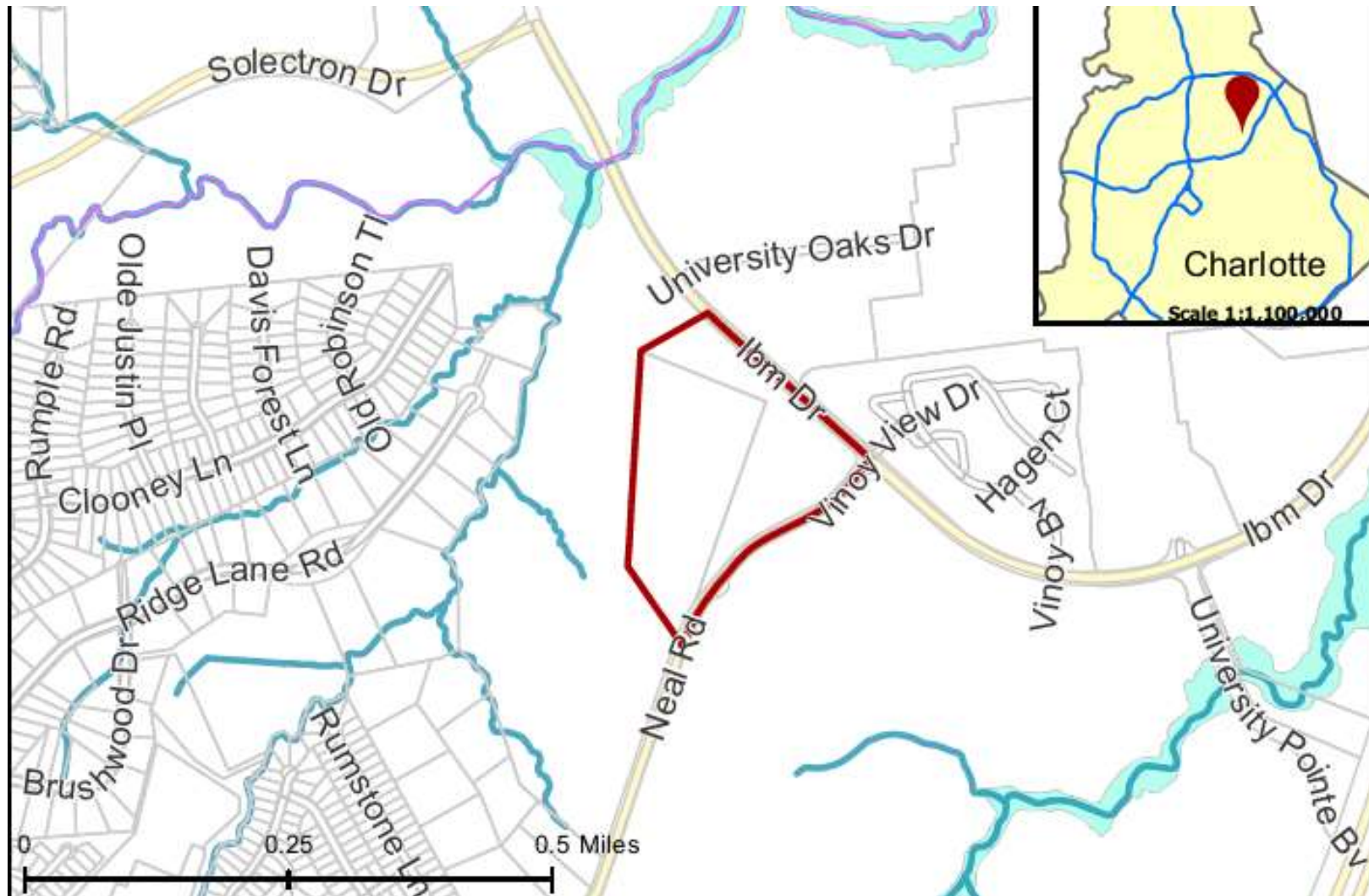
Rezoning Team

- James Scruggs and Dennis Rorie—J.S. & Associates
- Larry Lockhart and Austin Coleman—Bloc Design
- Robbie Harvey—BuenoBox Architecture
- Ty Shaffer—Robinson Bradshaw & Hinson

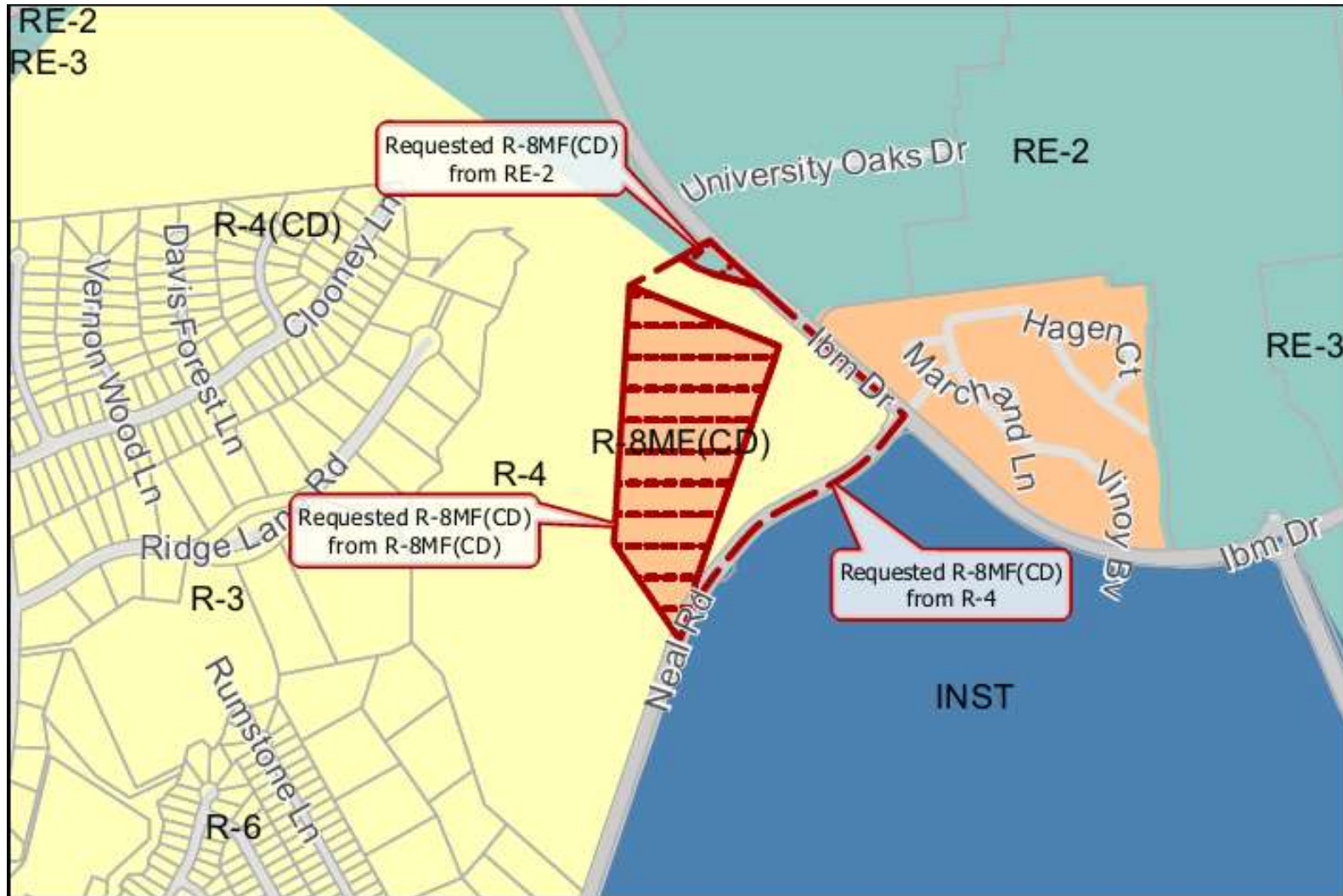
Current Rezoning Schedule

- Public Hearing: Monday, October 19, 2020 5:30 PM
at the Charlotte-Mecklenburg
Government Center
- Zoning Committee: Wednesday, Nov. 4, 2020 5:30 PM
at the Charlotte-Mecklenburg
Government Center
- City Council Decision: Monday, Nov. 16, 2020 5:30 PM
at the Charlotte-Mecklenburg
Government Center

Site – Approximately 23.369 acres on
Neal Road at its intersection with IBM Drive



Site – Approximately 23.369 acres
Currently Zoned R-8MF(CD), RE-2 and R-4

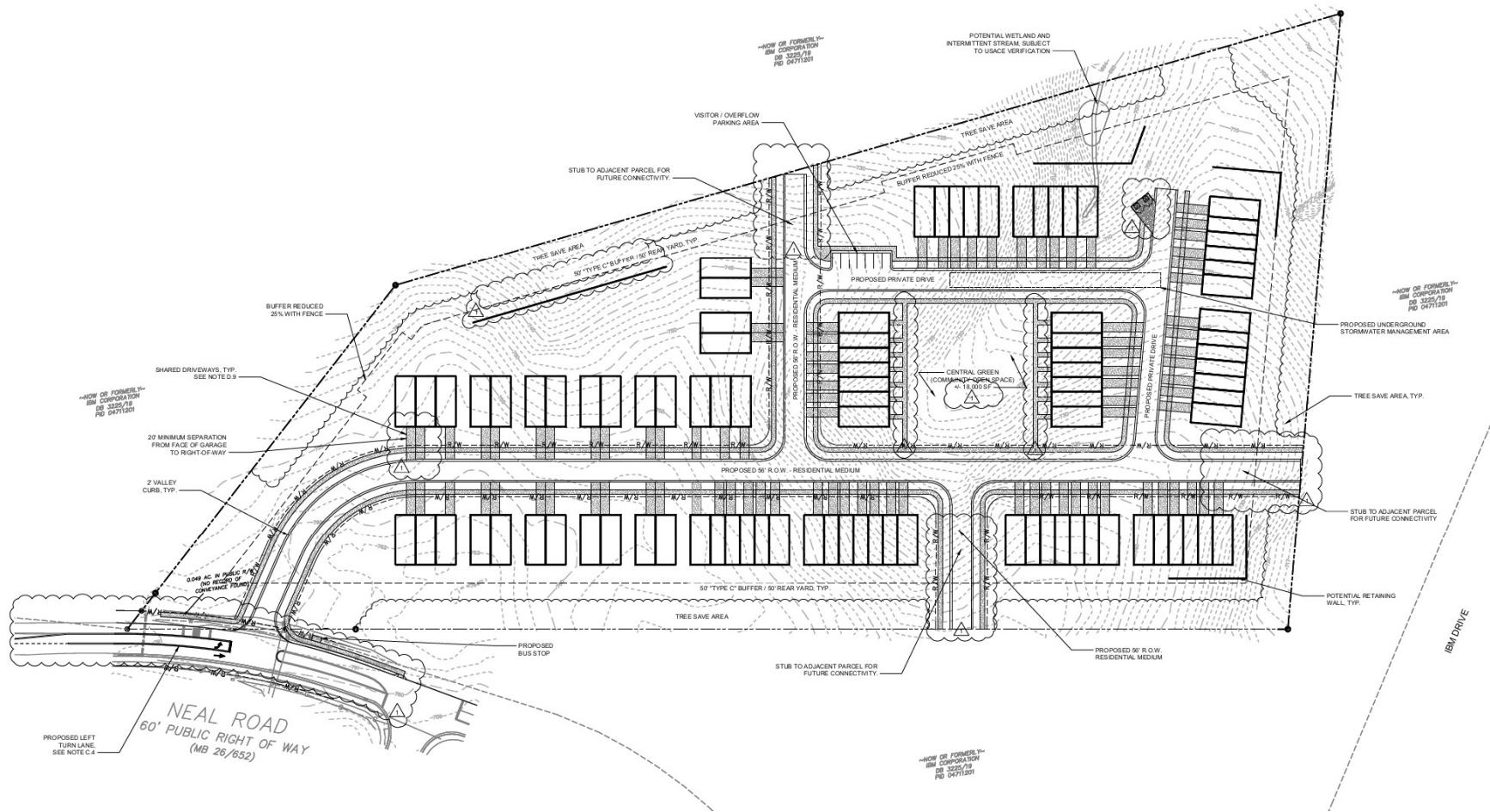


Rezoning Petition 2019-108 (13.21 acre portion of this site)

City Council approved this Petitioner's request to rezone a 13.21 acre portion of this site to the R-8MF(CD) zoning district in November 2019.

The approved plan allows for up to 92 duplex, triplex and single family attached dwelling units (for a density of 6.96 DUA) on those 13.21 acres.

Approved Petition No. 2019-108 (92 units on 13.21 acres)



Current Rezoning Request—Petition 2020-102 (23.369 acre site)

Petitioner has placed adjacent property under contract, and seeks to rezone the entire 23.369 acre site to the R-8MF (CD) zoning district to accommodate a residential community on the site that could contain up to 157 for sale duplex, triplex and single family attached dwelling units.

Current Rezoning Request—Petition 2020-102 (23.369 acre site)

The proposed density is 6.72 DUA.

Proposed mixture of units: 18 duplex, 6 triplex, and 133 townhomes

Petitioner commits to reserving a minimum of 5% of the units for buyers at or below 110% AMI (this commitment also was made in Petition 2019-108)



DEVELOPMENT STANDARDS

JUNE 10, 2008

A. GENERAL PROVISIONS


1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY WINDSON DEVELOPMENT PARTNERS, LLC. THE PETITIONERS TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 200-ACRE SITE LOCATED ON MAIN ROAD AT SOUTHWEST CORNER OF ITS INTERSECTION WITH BRUNSWICK CORRIDOR OF ALLY. THE PARCELS NO. 041-112-01 AND A PORTION OF THE PARCELS NO. 041-112-01, WHICH SITE IS MORE PARTICULARLY SITUATED ON THE REZONING PLANNING SITE.
2. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE ORDINANCE).
3. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS EXPRESSLY REQUIRE STRONGER STANDARDS, THE REGULATIONS OF PARAGRAPHS UNDER THE ORDINANCE FOR THE R-8MF ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
4. THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE CONFIGURATIONS, PLACEMENTS AND SIZES OF THE BUILDING FOOTPRINTS AS WELL AS THE INTERNAL PRIVATE STREET SYSTEMS, ALTHOUGH DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND SUBJECT TO THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE, AND SUBJECT TO MINOR ALTERATIONS OR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.
5. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. ALTERNATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.201 OF THE ORDINANCE.

B. PERMITTED USES

1. THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 157 DUPLEX, TRIPLEX AND/OR SINGLE FAMILY ATTACHED DWELLING UNITS AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE R-8MF ZONING DISTRICT.

C. TRAVEL AND ACCESS

1. VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY INCIDENTAL AND ACCESSORY USES RELATING TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGN AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
2. THE SITE WILL BE SERVED BY INTERNAL PRIVATE STREETS IN THOSE LOCATIONS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN AND LABELED AS PROPOSED PRIVATE DRIVE. MINOR ADJUSTMENTS TO THE LOCATIONS OF THE INTERNAL PRIVATE STREETS SHALL BE ALLOWED DURING THE CONSTRUCTION PHASE TWO PHASES.
3. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR J



Conceptual Elevations (Working Draft)



3D VIEWS



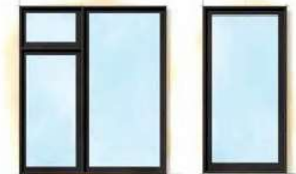
NICHIHA STAINED WOOD



DARK CULTURED STONE



LIGHT AND DARK HARDIE SIDING



DARK WINDOWS



PATIO DOORS



RAILING



GARAGE DOORS

SKETCH ELEVATIONS